



333 S. Tanner Street  
P.O. Box 38  
Rantoul, IL 61866

R05-20-A-004  
Phone 217.892.6800  
Fax 217.892.5501

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**NARRATIVE INFORMATION SHEET:  
Village of Rantoul, Illinois**

**1. Applicant Identification:**

Village of Rantoul  
333 S. Tanner Street  
Rantoul, Illinois 61866

**2. Funding Requested:**

- a. Assessment Grant Type: Community-Wide Assessment Grant
- b. Federal Funds Requested: \$300,000
- c. Contamination: Hazardous Substances and Petroleum  
\$200,000 Hazardous Substances, \$100,000 Petroleum

**3. Location:**

- a. City: Rantoul
- b. County: Champaign County
- c. State: Illinois

**4. Property Information for Site-Specific Proposals: Not Applicable**

**5. Contacts:**

- a. **Project Director:** Mr. Chris Milliken, Urban Planning Manager  
333 S. Tanner Street, Rantoul, Illinois 61866  
Phone: (217) 892-6822  
Email: [cmilliken@village.rantoul.il.us](mailto:cmilliken@village.rantoul.il.us)
- b. **Chief Executive:** Mr. Scott Eisenhauer, City Manager  
333 S. Tanner Street, Rantoul, Illinois 61866  
Phone: (217) 892-6801  
Email: [seisenhauer@village.rantoul.il.us](mailto:seisenhauer@village.rantoul.il.us)

**6. Population:** 13,190 (US Census, 2017 American Community Survey)



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**7. Other Factors Checklist:**

<b>Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less	N/A
The applicant is, or will assist a federally recognized Indian tribe or United States territory	N/A
The priority brownfield site(s) is impacted by mine-scarred land	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures	N/A
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the Target Area	N/A

**8. Letter from the State Environmental Authority:**

Please find attached the Letter of Acknowledgement from the Illinois Environmental Protection Agency regarding Rantoul's Community-Wide Assessment Grant Application.



## ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397

JB PRITZKER, GOVERNOR

JOHN J. KIM, DIRECTOR

217/524-2084

November 25, 2019

City of Rantoul  
Attn: Chris Milliken  
Urban Planning Manager

Dear Mr. Milliken,

The Illinois Environmental Protection Agency (Illinois EPA) has received your request for a letter of acknowledgement for an upcoming Brownfields Assessment Grant application to U.S. EPA. The City of Rantoul is applying for a \$300,000 Community-Wide Assessment Grant for Hazardous Substances and Petroleum.

The grant will be a Brownfields Assessment Grant for Hazardous Substances (\$200,000) and Petroleum (\$100,000).

Illinois EPA acknowledges the City of Rantoul's efforts to obtain federal Brownfields funds for this project. If you have any questions, I may be contacted at the above address or telephone number, or at [Jenessa.N.Conner@illinois.gov](mailto:Jenessa.N.Conner@illinois.gov).

Sincerely,

A handwritten signature in cursive script that reads "Jenessa Conner".

Jenessa Conner, Project Manager  
Voluntary Site Remediation Unit  
Remedial Project Management Section  
Division of Remediation Management  
Bureau of Land

## **1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:**

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### **a. Target Area and Brownfields**

#### **a.i. Background and Description of Target Area**

The Village of Rantoul is located in east-central Illinois and has a population of 13,190<sup>1</sup>, making it the third largest municipality in Champaign County, Illinois. Few settlers inhabited the wooded area that would become Rantoul until the Illinois Central Railroad arrived in the early 1850s. Robert Rantoul Jr., a U.S. representative from Massachusetts and a director of the Illinois Central Railroad, drafted a charter for a railroad that included tracks running from Urbana to Chicago. A post office was established in 1856 as Rantoul Station; the name was changed to Rantoul in May 1862. A town began to form near the railroad station as settlers built homes and set up small businesses. By the time Rantoul received an official charter in 1869, it had 1,634 residents. The town experienced slow and steady growth throughout the nineteenth and into the twentieth centuries until the arrival of a second major industry: the United States Army.

In 1917, the U.S. government began searching for a location to train pilots and aircraft maintenance men for World War I. Rantoul residents saw an opportunity and lobbied the War Department to choose Rantoul as the location to build a base. Rantoul was declared the official site for Chanute Air Force Base. Rantoul's proximity to the Illinois Central railroad and the War Department's ground school at the University of Illinois were major factors in locating the Air Force Base in Rantoul. Chanute Air Force Base grew exponentially, dominating Rantoul's local economy as thousands of airmen were stationed there to train recruits. From its opening in 1917 until its closure in 1993, Chanute created an economic and social boom for the Village. The base employed thousands of civilians, brought in air force personnel from all over the world, hosted Department of Defense personnel, and hosted community events including annual open houses. The relationship was symbiotic with the Air Force base relying on employees from Rantoul to operate. The military population on the base peaked at 25,000 in 1943 and averaged over 10,000 throughout its history. Base facilities included more than 1,300 housing units, dormitories for more than 6,000 personnel, a hospital, golf course, dining halls, and more than four million square feet of buildings on a total of 2,174 acres. After training pilots during WWI, the Base's mission changed to focus on training Air Force personnel as maintenance and operations specialists for aircraft and missiles. Military flight operations terminated at Chanute in 1971, deactivating three 6,000-foot runways. Complete base closure began in 1990.

The closure of Chanute Air Force Base had an enormous impact on the community, and the economy experienced a sharp decline from which it has never fully recovered. Rantoul took a giant hit when the base closed, with many businesses folding, the population and its tax base declining by 50%, losses of over \$100 million per year in revenue, a two-thirds drop in the local student population and subsequent loss of federal funding, and the Village was left with a polluted landscape.

The Downtown Corridor of Rantoul provides the most illustrative evidence of the impacts of brownfields on the community. Once a thriving area lined with prosperous businesses and community connectivity and activity, the Downtown Corridor is now the center of blight and home to numerous vacant, under-utilized properties. The impact of brownfield sites is felt throughout the Village, but has been most acutely felt by residents of the Downtown Corridor Target Area, which features demographics like sky-high poverty rates, high unemployment rates, a very low per capita income, and significantly lower than average median household incomes. The Target Area's reuse success is hindered by the presence of vacant, underutilized, and blighted properties, outdated infrastructure, lack of housing, and poor connectivity to the rest of the Village. Brownfield sites are at the core of each of these barriers.

#### **a.ii. Description of the Priority Brownfield Sites**

Within the Downtown Corridor Target Area, the Village of Rantoul has designated four priority projects for their Brownfields Program. These sites were selected by the Village due to their past uses, perceived contamination present, potential health/safety threats to the neighborhood's residents and the environment, the site's redevelopment potential, and planned end-use. The four priority sites and their health impacts are listed in the table below:

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<sup>1</sup> US Census – 2017 American Community Survey (ACS)

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<b>Priority Site</b>	<b>Historic Use</b>	<b>Priority Site Details</b>
123 S. Century 0.37 acres	Former Gas Station	<b>Potential Contaminants:</b> VOC's, PAH's, Lead <b>Contaminant Health Effects:</b> Carcinogens; Reproductive System Issues; Central Nervous System Issues <b>Affected Neighborhoods:</b> Residential, Located Near Methodist Church, Landlocked site <b>Reuse Plans:</b> Office or Retail Space
107 N. Kentucky 11.43 acres	Former Train Depot Station and Rail Corridor	<b>Potential Contaminants:</b> VOC's, PAH's, Metals, PCB's, Asbestos, Lead-Based Paint <b>Contaminant Health Effects:</b> Respiratory System Effects; Carcinogens; Reproductive Issues; Central Nervous System Issues <b>Affected Neighborhoods:</b> Located in heart of Downtown, Public Park Adjacent, Landlocked Site, Historic Site <b>Reuse Plans:</b> Microbrewery, Retail
508 E. Champaign 0.34 acres	Former Dry Cleaners	<b>Potential Contaminants:</b> Chlorinated VOC's, PAH's, Metals, Asbestos, Lead-Based Paint <b>Contaminant Health Effects:</b> Respiratory System Effects; Carcinogens; Reproductive Issues; Central Nervous System Issues <b>Affected Neighborhoods:</b> Residential, Located less than one block from Rantoul High School <b>Reuse Plans:</b> Mixed-Use Business and Housing
128 N. Century 0.44 acres	Former Gas Station	<b>Potential Contaminants:</b> VOC's, PAH's, Lead <b>Contaminant Health Effects:</b> Respiratory System Effects; Carcinogens; Reproductive Issues; Central Nervous System Issues <b>Affected Neighborhoods:</b> Residential, Located less than one block from St. Malachy Catholic School, Landlocked Site <b>Reuse Plans:</b> Retail or Office Space

**b.i. Reuse Strategy and Alignment with the Revitalization Plans**

To directly address the community's greatest needs, Rantoul is guided by three overarching goals that come directly from the Village's Comprehensive Plan and their CDBG consolidated planning efforts, which guide most decisions in Rantoul. Those three goals are:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, and reducing discriminatory barriers.
- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low- and moderate-income residents throughout Rantoul, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
- To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate-income persons to achieve self-sufficiency.

Rantoul will use this assessment grant funding to meet the goals list above and further its Downtown Corridor revitalization efforts, with special emphasis on the four priority sites listed above that are located in the Target Area. The redevelopment of Downtown Corridor Target Area is one of the keys to Rantoul's future success as a community – the Target Area is the center point of economic development and residential growth. The Downtown Corridor Target Area features the space and setting to offer opportunities for abandoned brownfield property resurrection and associated job growth, desperately needed affordable housing opportunities, and the growth and development of mixed-use properties through the Village. After addressing the priority sites, remaining sites will be re-prioritized based on location, accessibility, reuse potential, consistency with the Village's land use and comprehensive planning documents, and known/suspected environmental issues.

**b.ii. Outcomes and Benefits of Reuse Strategy**

The reuse plans in place for the Downtown Corridor Target Area help position the Village for economic stimulation; the priority sites in the Target Area have viable redevelopment plans in place, including much needed mixed-use development and a vibrant microbrewery that will be the showpiece of the downtown, as its situated at the heart of the Target Area. The addition of new businesses in the Village will stimulate the economy by adding jobs such as union construction jobs, office/retail jobs, and bar/restaurant jobs, which add to the Village's tax base. Twenty-six years after the closing of Chanute Air Force Base, and Rantoul's economy is finally emerging

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from the ashes, energized by projects like this brownfields grant that helps the Village deal with their underutilized community. Rantoul's community is embracing its new identity as a more progressive community that supports innovation and entrepreneurship. Moving forward, Rantoul building on the diverse culture left behind from being a global military training base by reinvesting in its downtown corridor, and supporting local tourism. The community members of Rantoul are eager for new offerings and amenities that will reinforce the lifestyle that makes Rantoul a great place to live. Rantoul has development projects underway in the Target Area and outside of it that use the Village's Comprehensive and Consolidated Plans as a guide, and that focus on the redevelopment needs present in the Village's Downtown Corridor Target Area.

**c. Strategy for Leveraging Resources**

**c.i. Resources Needed for Site Reuse**

The Village of Rantoul will be as creative as possible to secure other sources of funding from state, federal, private developers, tax credits, loans, and local funds to provide sufficient financial support to meet the needs of the Village's brownfields program, including additional assessment, cleanup, and reuse planning. The Village will work to secure additional financing to develop and deliver efficient, cost-effective redevelopment projects that benefit both developers and Rantoul. Rantoul has created four Tax Increment Financing district for the Village. In addition, the Village established an Enterprise Zone, Revolving Loan Fund, Micro Loan Fund, Downtown Storefront Façade Improvement Program, and a Foreign Trade Zone. These financial and development resources will be vital to position the Village's priority properties for reuse. Rantoul has a demonstrated track record of leveraging funds to get vital projects completed. Rantoul is requesting \$300,000 in brownfields assessment grant funds, knowing that this amount will not be sufficient to achieve all the of the Village's redevelopment goals. Therefore, the Village is pledging resources from several programs and tools that can help advance remediation and reuse:

- Enterprise Zone: Rantoul's Enterprise Zone reduces the cost of construction by eliminating sales tax on building materials, eliminating the 5% utility tax on natural gas, and offers a five year, 50% per year real estate tax abatement on improvements. The Village's Enterprise Zone includes most of the Downtown Corridor target area.
- Tax Increment Financing: The Village has created four Tax Increment Financing districts and works with a consultant partner with extensive experience in abandoned and contaminated industrial properties.
- Revolving Loan Fund: offers low interest participation loan financing for employment-creating projects.
- Low Income Housing Tax Credits (LIHTC): Affordable housing, one of Rantoul's primary brownfields redevelopment goals, can be facilitated by the LIHTC. Rantoul will seek a housing developer experienced with LIHTC to redevelop brownfields in the Downtown Corridor Target Area.
- On June 11, 2019, the formation of Central Illinois Land Bank, a project partner, was approved by the Rantoul Village Board of Trustees. The approval of the Land Bank allows the Village to merge with the Vermillion county Land Bank Authority. The Land Bank will be a vital redevelopment tool.
- The Village of Rantoul has purchased and demolished several dilapidated properties near utilizing both Community Development Block Grant funds and local funds. The Village can continue to tap into these resources for demolition and site reuse following assessment.

**c.ii. Use of Existing Infrastructure**

The Village of Rantoul will seek to use existing infrastructure when redeveloping in the Target Areas and at Priority Sites. This will include sidewalks, roadways, rail spurs, water, sewer, gas, and electric infrastructure. If the existing infrastructure cannot be utilized, due to it reaching the end of its useful life, being eliminated with remediation work, or simply that it does not yet exist in that location, the Village will work with their project partners and local developers to finance new infrastructure, including seeking grant funding from state agencies when necessary.

**2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:**

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**a. Community Need**

**a.i. The Community's Need for Funding**

Rantoul has limited corporate funds to draw on to deal with the numerous brownfields located in the community. Rantoul has demonstrated its willingness to contribute local funds to brownfields and other revitalization efforts; however, with the volume of brownfields located throughout the

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Village, Rantoul would never be able to finance all of the assessment, cleanup and reuse activities. This very fact is why it is necessary to seek assistance through the US EPA brownfields program.

Rantoul is a small community that has both an urban and rural feel, and with that comes a range of issues confronting the Village as diverse as its residents. With a population of just 13,190, Rantoul's community makeup is very diverse: 62% White, 19.8% Black or African American, and 11.5% Hispanic. The Median Age of Rantoul is 32.6 years, so the community is very young. The Poverty Rate in Rantoul is alarmingly high, reaching a community-wide figure of 19.8%. In the Downtown Corridor, the Poverty Rate is 20.4%. The Median Household Income of Rantoul as a whole is \$43,605, and in the Target Area, it's \$37,386. These figures are both much lower than that of Champaign County (\$49,586), the State of Illinois (\$61,229), and the United States (\$60,336). The Per Capita Income of Rantoul is \$20,990, while the Target Area is \$16,194. Again, both figures are much lower than that of the Illinois (\$32,924) and the US (\$31,177). These simple demographics begin to paint the picture of the need experienced by the residents of Rantoul.

As mentioned previously, addressing housing needs is of paramount importance to the Village. According to the 2017 ACS Census, the Village of Rantoul had 5,946 households, comprised of 13,190 people. Overall, the village has 1,920 households experiencing one or more of four housing problems: lack of kitchen facilities, lack of complete plumbing facilities, more than 1.5 persons per room, and cost burden over 30%. This represents 33% of all of the households in Rantoul. Rantoul residents with the greatest need for housing assistance are those facing cost burdens and overcrowding issues. In Champaign County, where Rantoul is located, there is a correlation between race and income levels among households, with minorities being more severely impacted by housing problems. Poverty affects minority populations disproportionately in Champaign County. The housing needs of the population at large are associated with economic barriers that exacerbate the problem of housing affordability in Champaign County. There is a growing need for accessible housing for seniors and persons with disabilities in Rantoul and throughout the County. Families with children face a growing affordability gap that often leads to overcrowding or substandard housing options. Several of the older neighborhoods in Rantoul were built without adequate sidewalks, curb/gutter, proper drainage, street lighting, etc., or they suffer from old age, heavy use, and deferred maintenance which makes the existing improvements inefficient and unreliable. The Downtown Corridor Target Area is located in a low-to-moderate income area. Any public improvements made in this area could lead to job growth and economic improvement. The Village of Rantoul also sees "clearance and demolition" activities as a public improvement. After the Chanute Air Force Base closed in 1993, numerous structures on the base did not receive proper maintenance and therefore deteriorated. The same problem occurred with the "off-base" housing units. Since the supply of housing units was far greater than demand, the rents received by the property owner decreased and therefore less money was available for maintenance of the property. The deferred maintenance of the housing units also caused the deterioration of numerous properties throughout Rantoul.

**a.ii. Threats to Sensitive Populations**

**a.ii. (1) Health or Welfare of Sensitive Populations**

The Target Area is home several sensitive populations: 26% of the population is made up of children aged 0 to 19, and 29% of those children live in poverty. Two of the priority sites are located near schools, so its very possible that these children are potentially exposed to contaminants from sites like those in the target area. The Target Area has a 7.1% fertility rate, which is 1.5% higher than the rate in Champaign County. The Village of Rantoul has 2,081 elderly persons, and 24% of the Target Area is made up of seniors, with 6% of them living in poverty. It is difficult to determine the exact number of "frail elderly" residents in Rantoul, but here are no nursing homes in Rantoul, so it can be expected that many of the elderly either live alone or with family members who assist in their care. Approximately 17.6% of the population of Rantoul has a disability, and who need a safe, affordable place to rent or own. However, most persons with disabilities live on fixed incomes and affordable decent housing is limited in Rantoul. There is a vast waiting list for affordable housing, and special needs groups such as the elderly and disabled continue to wait for access to affordable, handicapped accessible housing units.

**a.ii. (2) Greater than Normal Incidence of Disease and Adverse Health Conditions**

Lead-based paint was available for use on all residential structures until 1978. Houses constructed prior to 1978 can be presumed to have at least some lead-based paint. According to the 2010 Census, 4,795, or 78%, of the total housing units in Rantoul were built in 1979 or earlier. It is

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estimated that over 1,100 housing units in Rantoul have lead-based paint hazards. The Champaign County Public Health District provides services and information to the Village of Rantoul and Champaign County regarding childhood lead poisoning and prevention. Specifically, program staff offers case management and home investigations for children with elevated blood lead levels. Staff also provides outreach services and information regarding lead poisoning, childhood testing and treatment, along with prevention practices.

**a.ii. (3) Disproportionately Impacted Populations**

Rantoul's demographics confirm its status as a potential environmental justice community. Rantoul's 19.8% village-wide poverty rate is 40% higher than the State. The Target Area has a 20.4% poverty rate, illustrating the impact to low-income residents who live near the priority sites. Brownfields throughout the Target Area may have substantial impacts on the health and welfare of sensitive population residents living near sites, like the children, pregnant women, and seniors discussed previously. This proximity could lead to significant environmental justice issues, including potential exposure to:

- Potential ingestion, inhalation and dermal contact with contaminated soils pose a health risk, particularly to children. This is of particular concern with schools located near target area sites.
- Groundwater contamination poses a risk to public water supplies.
- The concentration of abandoned, potentially contaminated sites has caused disinvestment and decline throughout the target area.

**b. Community Engagement**

**b.i. Project Partners and b.ii. Project Partner Roles**

Partner Name	Point of Contact (name, email, and phone)	Specific Role in the Project
Central Illinois Landbank	Mike Davis, Executive Director Phone: (718) 551-7314; Email: <span style="background-color: black; color: red;">Non-responsive</span>	Assist with property acquisition; role as developer; financial assistance for property acquisition
Habitat for Humanity of Champaign County	Chad Hoffman, Director Phone: (217) 519-5111 Email: <a href="mailto:director@cuhabitat.org">director@cuhabitat.org</a> ,	Rantoul will work with Habitat for Humanity to acquire additional property for the development of affordable rental and/or homeownership units. Habitat will also work with the Village as a liaison between residents and the Village, ensuring that their clients do not move into any properties until they pass inspections by the Housing Authority and the Village.
Champaign County Health Department	Jeff Blackford, Environmental Health Program Coordinator Phone: (217) 531-2919	Provide health insight and consultation as needed as sites are assessed and redeveloped; Environmental information and education
Champaign County Regional Planning Commission	Rita Morocoima-Black, Planning & Development Dir. Phone: (217) 819-4036 Email: <a href="mailto:rmorocoi@ccrpc.org">rmorocoi@ccrpc.org</a> ,	Assist the Village with Area and Corridor Planning and Site Redevelopment Planning
Champaign County Economic Development Corporation	Carly McCrory, Exec. Director Phone: (217) 359-6261; Email: <a href="mailto:carly@champaigncountyedc.org">carly@champaigncountyedc.org</a> ,	Site promotion and incentives to assist with the redevelopment and reuse of assessed and cleaned up sites

**b.iii. Incorporating Community Input**

Rantoul will endeavor to engage residents, business owners, and developers throughout the assessment grant. If US EPA grants funds to Rantoul, the Village will hold a two-week public comment period on the draft work plan and announce the availability of the plan through a press release to local media and through our Project Partners to ensure the information is available to the widest possible audience. As Rantoul moves forward with the assessment program, the Village and their selected Qualified Environmental Consultant will develop three fact sheets and hold three community meetings on the status of brownfields assessment activities at important junctures. Rantoul staff will post these fact sheets on the Village's website, distribute them at Village Hall, and mail them directly to our project partners and directly affected residents. Rantoul will hold at least six Brownfield Redevelopment Advisory Committee (BRAC) meetings throughout the



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project period to enable community oversight of the brownfields initiative. Social media will also be used to as a means to communicate and receive input. Rantoul's efforts for community engagement and participation will also include: newspaper advertisements regarding public meetings; informational meeting packets and announcements placed on the village website; and discussing the Assessment Grant progress and milestones at public meetings. Rantoul will be sure to include the targeted community and other stakeholders, including neighborhood organizations, citizens groups, property owners, lenders, business organizations and developers in the development and implementation of the Village's brownfields program. Community and neighborhood organizations, businesses and professional organizations, real estate professionals, financial institutions, economic development agencies and citizens will have the opportunity to express their concerns, identify their needs, and participate in the brownfields project as stakeholders. Since our proposal is community-wide, Rantoul's outreach efforts also will be community-wide, with extra emphasis on reaching members of the target area most directly affected by brownfields. Rantoul to ensuring that our outreach efforts describe project activities and progress in ways that are easily understood by residents who will most likely be unfamiliar with environmental and scientific terminology. In addition, translation services will be provided by those in our community who do not speak English. Rantoul will ensure that affected residents and neighborhoods are well informed and have an opportunity to have questions and concerns addressed, and have input into reuse planning for sites in their neighborhoods. Rantoul will utilize the County Health Department, a project partner, to assist at any time throughout the project to ensure that public health and welfare issues are adequately addressed. Rantoul is absolutely committed to ensuring that all environmental activities are conducted in a manner that is protective of sensitive populations and nearby residents.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS:**

**a. Description of Tasks and Outputs**

Rantoul's five project tasks were selected for their appropriateness to the project and for their ability to help the Village reach their Assessment Grant and reuse goals in the most efficient and effective way possible.

**3.a. Description of Tasks/Activities and Outputs**

**3.a.i. Project Implementation**

The Village of Rantoul's Brownfields Assessment Grant project is composed of five (5) tasks: Program Management, Community Outreach, Phase I Environmental Site Assessments, Phase II Environmental Site Assessments, and Cleanup Planning. These five project tasks were selected for their appropriateness to the project and for their ability to help the Village reach their Assessment Grant goals in the most efficient and effective way.

<b>Task 1: Program Management</b>
<b>i. Project Implementation:</b> The Program Management task is comprised of the following: oversight of the Cooperative Agreement, Quarterly and Annual Reporting to US EPA, coordination between the Village and US EPA, updating of the Village's GIS system as the brownfields inventory is developed, data entry into US EPA's ACRES program, procurement of a Qualified Environmental Consultant, documentation of the site assessment selection process, management of the Village's brownfields inventory, and sending two Village reps to the National Brownfields Conferences. Work under this task will be performed on both priority sites and other sites within the Target Area or in the Village's brownfields inventory.
<b>ii. Anticipated Schedule:</b> Program Management will start immediately once the grant is awarded, and will continue throughout the duration of the grant period. Procuring the QEC within the first two quarters of the project is a priority for the Village.
<b>iii. Task/Activity Lead:</b> Program Management will be led by Chris Milliken, Urban Planning Manager and the Village's selected Qualified Environmental Professional.
<b>iv. Outputs:</b> Anticipated outputs of this Task include: 12 Quarterly Reports to US EPA, 3 Annual Reports to US EPA, and the number of sites to be included in the Brownfields Inventory.

<b>Task 2: Community Outreach</b>
<b>i. Project Implementation:</b> The Community Outreach Task is comprised of activities that encourage and facilitate the Village's community involvement and outreach plans. The Village's Brownfields Redevelopment Advisory Committee (BRAC) will be created under

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<p>this task, and they will meet at least twice a year to keep the brownfields inventory current, ensuring that the highest priority sites are being assessed and made ready for reuse. As the project progresses, the Village's Project Partners will play key roles in both the BRAC and Community Outreach activities. The Village will hold 3 Community Meetings to ensure the residents are aware of project activities and developments. The Community Meetings will be coupled with the release of project Fact Sheets, which will be distributed by the Village, Project Partners, and posted on the Village's website. The priority projects identified in this proposal will take precedence in this task. If there are any access issues, or reuse plan changes, the Village will move on to other sites in the brownfields inventory.</p>
<p><b>ii. Anticipated Schedule:</b> The majority of this task will take place in the first four quarters of the project period. The BRAC Meetings and Community Outreach activities will continue throughout the three year project period.</p>
<p><b>iii. Task/Activity Lead:</b> Community Outreach task activities will be led by the Village staff, with the Qualified Environmental Consultant assisting with the BRAC, and Project Partners assisting with Community Outreach and BRAC efforts.</p>
<p><b>iv. Outputs:</b> Anticipated outputs of this Task include: 6 BRAC Meetings, 3 Community Meetings, and 3 Fact Sheets distributed to the community regarding the project.</p>

<p><b>Task 3: Phase I Environmental Site Assessments</b></p>
<p><b>i. Project Implementation:</b> Phase I Environmental Site Assessments (ESA's) will be conducted on eligible sites to move them towards cleanup and/or redevelopment. All Phase I ESA's will be performed in compliance with the requirements of the All Appropriate Inquiry as well as the applicable ASTM standards and practices. The four priority sites will be assessed first, and then the Village will pursue other sites within the Target Area that are positioned for redevelopment.</p>
<p><b>ii. Anticipated Schedule:</b> This Task will take place throughout the entire project period.</p>
<p><b>iii. Task/Activity Lead:</b> This Task will be led by the Village's Qualified Environmental Consultant.</p>
<p><b>iv. Outputs:</b> Anticipated outputs of this Task include 12-15 Phase I Site Assessments and, the identified number of acres assessed.</p>

<p><b>Task 4: Phase II Environmental Site Assessments</b></p>
<p><b>i. Project Implementation:</b> Phase II Environmental Site Assessments (ESA's) will be conducted on eligible sites to position them for cleanup and redevelopment. Prior to conducting any Phase II work, a Sampling &amp; Analysis Plan will be prepared and submitted to US EPA for approval. All Phase II ESA's will be performed in compliance with the requirements of All Appropriate Inquiry as well as applicable ASTM standards and practices. The Village anticipates conducting up to 6 Phase II Environmental Site Assessments at sites to supplement the Phase I Environmental Site Assessments where Recognized Environmental Conditions were identified. The four priority sites will be considered for Phase II Assessment work first. The Village will then pursue other sites in the Target Area before venturing to other locations in the community. The results of the Phase II ESA's will be compared to Illinois EPA's Tiered Approach to Corrective Action Objectives (TACO) to evaluate contaminants through human exposure pathways. If contamination is identified at problematic levels, the Village will seek to enroll the impacted sites in the Illinois EPA's voluntary cleanup program for further investigation and remedial planning. The Village anticipates the enrollment of four to six sites into the voluntary cleanup program. Health and Safety and Sampling Analysis Plans will be prepared for all Phase II Environmental Site Assessment activities. A Quality Assurance Project Plan will also be prepared by the contracted Brownfields consultant in accordance with the US EPA's guidelines.</p>
<p><b>ii. Anticipated Schedule:</b> This Task will take place throughout the entire project period.</p>
<p><b>iii. Task/Activity Lead:</b> This Task will be led by the Village's Qualified Environmental Consultant.</p>
<p><b>iv. Outputs:</b> The anticipated outputs of this task include: 6 Phase II Site Investigations, 6 Health &amp; Safety Plans, 6 Quality Assurance Project Plans, the identified number of acres assessed, and the enrollment of 4-6 sites in the State's Voluntary Cleanup Program.</p>

**VILLAGE OF RANTOUL, ILLINOIS  
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<b>Task 5: Cleanup Planning</b>	
<b>i. Project Implementation:</b>	Rantoul will evaluate cleanup by preparing an Analysis of Brownfields Cleanup Alternatives (ABCA). The ABCA may then lead to the preparation of Remedial Action Plans, assessment of Brownfields cleanup and redevelopment alternatives, and the evaluation of institutional and engineering controls. The Village anticipates completing two Hazardous Substances Remedial Action Plans one Petroleum Remedial Action Plan.
<b>ii. Anticipated Schedule:</b>	This Task will take place in the last four quarters of the project period.
<b>iii. Task/Activity Lead:</b>	This task will be led by Rantoul's Qualified Environmental Consultant.
<b>iv. Outputs:</b>	The anticipated outputs of this task include: 1 ABCA, 2 Hazardous Substances Remedial Action Plans, 1 Petroleum Remedial Action Plan.

### 3.b. Cost Estimates

#### 3.b.i. Development of Cost Estimates

Community-Wide Assessment Budget: \$200,000 Haz. Substances/\$100,000 Petroleum

Budget Categories			Project Tasks					TOTAL
			Task 1: Program Mgmt	Task 2: Community Outreach	Task 3: Phase I ESA's	Task 4: Phase II ESA's	Task 5: Cleanup & Reuse Planning	
Direct Costs	Personnel	Haz	\$9,000	\$10,000				\$19,000
		Pet	\$2,500	\$7,000				\$9,500
	Fringe Benefits	Haz						
		Pet						
	Travel	Haz	\$3,000					\$3,000
		Pet	\$3,000					\$3,000
	Equipment	Haz						
		Pet						
	Supplies	Haz						
		Pet						
	Contractual	Haz	\$5,000	\$2,000	\$40,000	\$111,000	\$20,000	\$178,000
		Pet	\$2,500	\$1,000	\$20,000	\$54,000	\$10,000	\$87,500
	Other	Haz						
		Pet						
Total Haz Substances			\$17,000	\$12,000	\$40,000	\$111,000	\$20,000	\$200,000
Total Petroleum			\$8,000	\$8,000	\$20,000	\$54,000	\$10,000	\$100,000
Total Budget			\$25,000	\$20,000	\$60,000	\$165,000	\$30,000	\$300,000

**Task 1: Program Management:** The budget includes programmatic costs of \$25,000 (\$17,000 for Hazardous Substances and \$8,000 for Petroleum assessment grant funds). The Village's personnel costs of \$11,500 (\$9,000 Hazardous Substances/\$2,500 Petroleum) along with the consultant's contractual costs of \$7,500 will cover the preparation and submittal of quarterly and annual reports, as well as the maintenance of Brownfields information within Rantoul's GIS System. The contractual costs included in the budget (\$5,000 Hazardous Substances/\$2,500 Petroleum) will allow for the chosen qualified environmental consultant to coordinate with US EPA on the project, document the Brownfields site selection process, coordinate/conduct operational meetings, and other grant inventory/assessment activities. The Village's travel costs, \$3,000 for each Hazardous Substances and Petroleum budget will allow for two Village representatives to attend two US EPA National Brownfields Conferences or other State or private brownfields related conferences or work sessions.

**Task 2: Community Outreach:** These costs include a total of \$20,000, \$12,000 for Hazardous Substances sites and \$8,000 for Petroleum sites. Approximately 6.7% of the total budget is being utilized for Community Outreach activities. The costs are allocated to both Rantoul personal and contractual costs (\$3,000 total) and will include working with our Project Partners on preparing,

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printing, and mailing project information and marketing documents, press releases, developing and updating fact sheets, and maintaining outreach to citizens through social media and our website.

***Task 3: Phase I Environmental Site Assessments:*** Phase I Environmental Site Assessment costs range from \$2,500 - \$5,000. The Village anticipates that approximately 12-15 sites will experience Phase I Environmental Site Assessments at an average cost of \$4,000. The proposed budget total is \$60,000 for Phase I Environmental Site Assessment activities - \$40,000 for Hazardous Substances and \$20,000 for Petroleum. 20% of the total budget will be used for Phase I Environmental Site Assessment activities.

***Task 4: Phase II Environmental Site Assessments:*** The Village's total Phase II ESA Budget is \$165,000, which means that 55% of the total project budget will be used for Phase II ESA activities. \$130,000 of the total budget is allocated for investigative activities, while the remaining \$35,000 is for voluntary cleanup program enrollment and Health & Safety Plan (HASP)/Quality Assurance Project Plan (QAPP) completion. Phase II Environmental Site Assessment costs range between \$15,000 to \$30,000, per site. Rantoul anticipates conducting up to 6 Phase II Environmental Site Assessments at sites to supplement the Phase I Environmental Site Assessments where Recognized Environmental Conditions were identified. A total Phase II budget of approximately \$130,000 (\$91,000 for Hazardous Substances and \$39,000 for Petroleum) is proposed. The Village is budgeting \$15,000 for each Hazardous Substances and Petroleum budgets to cover the costs of the enrollment and Illinois EPA Project Manager review fees. Health and Safety and Sampling Analysis Plans will be prepared for all Phase II Environmental Site Assessment activities. A Quality Assurance Project Plan will also be prepared by the contracted Brownfields consultant in accordance with the US EPA's guidelines. For this, \$2,500 has been allocated in contractual fees from the Petroleum budget and \$5,000 from the Hazardous Substances Budget.

***Task 5: Cleanup Planning:*** Contractual costs for this task are estimated at \$30,000 (\$20,000 for Hazardous Substances and \$10,000 for Petroleum). 10% of the total budget is being utilized for Cleanup Planning activities. These costs are based on completing two Hazardous Substances Remedial Action Plans for \$15,000 and one Petroleum Remedial Action Plans for a cost of \$10,000. The remaining \$5,000 left in the budget for this task will be for the Illinois EPA's project management oversight fees associated with the voluntary clean-up program.

**3.bii. Application of Cost Estimates**

The cost estimates and breakdowns provided above were developed by the Village, along with a Qualified Environmental Consultant. These figures are reasonable and realistic, positioning the Village to effectively and efficiently accomplish the goals of their assessment project.

**3.b.iii. Funds Allocated Toward Environmental Site Assessments**

The Village of Rantoul has allocated \$225,000 of the total grant budget for Phase I and Phase II Environmental Site Assessment activities. This is 75% of the total grant budget, illustrating the Village's desire to address the priority sites and position them for reuse.

**3.c. Measuring Environmental Results**

Tracking and measuring progress throughout the period of performance will ensure the Village of Rantoul achieves the intended project results. Quarterly and Annual Reports will cover work progress and current status, any difficulties encountered, a record of financial expenditures, data results, and anticipated further action. Project Profile forms will be completed for each assessment site noting specific accomplishments and contaminants found, which materials were impacted, if cleanup activities are required, and resources required to leverage and complete the planned reuse. All of these sites will also be entered into the ACRES database, which will also be utilized to track job creation and acres of land assessed as part of this grant project.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE:**

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**a. Programmatic Capability**

**a.i. Organizational Structure**

Rantoul's Staff, led by Urban Planning Manager Chris Milliken, Village Administrator Scott Eisenhower, and a qualified environmental consultant (QEC), will work together to advance Rantoul's community-oriented brownfields initiative to support community revitalization. Chris Milliken will serve as Project Manager and will provide guidance on how to effectively utilize grant funds and leverage funding sources to promote assessment, cleanup and redevelopment/reuse of brownfields. The Village has considerable experience facilitating and managing redevelopment

**VILLAGE OF RANTOUL, ILLINOIS  
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projects and will use this experience to guide the brownfield project and use grant funds in the most effective way possible to ensure that the project is completed in the three-year project period.

**a.ii. Description of Key Staff**

Chris Milliken, Project Manager, has worked in Planning and Community Development for over 16 years and has been involved in the implementation and administration of grants throughout that time including 2 previous USEPA brownfield assessment grants. He understands the importance of grant administration and timely recordkeeping. He has also oversaw and administered various other grants and grant funded projects including CDBG funds, Illinois Housing Development Authority funding and municipal grant and loan funds. Scott Eisenhauer, serves as the Village administrator for Rantoul, a position he has held for 2 years, and has also previously served in the capacity of a City mayor for 15 years. He has put together numerous annual tax levies and budgets and has been directly involved in the administration of numerous other grants and grant funds, including CDBG, IHDA, and the IDNR OSLAD funding. Pat Chamberlin, Comptroller will also be a key staff member. Chamberlin will receive, send, and manage all grant funds and payments.

**a.iii. Acquiring Additional Resources**

After US EPA approves the Work Plan, the Village will retain a QEC in compliance with applicable federal procurement requirements. The QEC will assist with grant management operations, perform assessment work, and assist with reporting. Chris Milliken and the QEC will be responsible for daily grant operations, including updating and maintaining the brownfields site inventory; distributing information about the project to the community; selecting sites for assessment; and tracking project progress. Milliken and Eisenhauer will also be responsible for procuring all contractual services, submittal of required reports to US EPA, and management of brownfields information within Rantoul's GIS database.

**b. Past Performance and Accomplishments**

**b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements**

The Village of Rantoul has not received previous US EPA Brownfields funding, however, they have received numerous other federal and non-federal, which is described in the next section.

**b.ii.(1) Purpose and Accomplishments**

Rantoul is a direct entitlement community for Housing & Urban Development's (HUD) Community Development Block Grant (CDBG) funding. The Village receives an allocation of approximately \$350,000 annually. Rantoul has successfully utilized CDBG funding throughout the community, including significant use in the Downtown Corridor Target Area. CDBG funding been utilize for various community development projects, and has helped finance infrastructure improvements, targeted demolitions, and housing rehabilitations. The Village has to submit Consolidated Plans to HUD/DCEO to maintain their annual allocation. If the Village does not successfully complete HUD's requirements, they could lose funding. This has not happened to Rantoul, due to their administration experience and skill.

**Accomplishments:**

**Illinois Department of Natural Resources OSLAD Grant Project:** The Village recently obtained a \$400,000 grant from the Illinois Department of Natural Resources to make improvements to Rudzinski Park, which is an older park in the community not far from the downtown area. This project provided desperately needed recreational amenities to a large percentage of the community.

**Village of Rantoul's Family Sports Complex:** This state-of-the-art sports and recreation facility is currently in development and will be owned by the Village, but is being financed by various private/public fund partnerships. This project is a 60+ acre facility located on the west side of Rantoul directly adjacent to Interstate 57, that will consist of 8 Baseball/Softball fields, 2 Little League/Challenger Fields, and 8 Soccer/Football/Rugby/Lacrosse multi-purpose fields. Construction will commence in spring 2020, with a grand opening planned for March 2021.

**b.ii.(2) Compliance with Grant Requirements**

The Village of Rantoul has fully complied with all necessary grant requirements and regulations for projects obtained to date, including those listed above. Rantoul's previous grant projects have finished on time, on budget, expending all grant funds, and in a way that met the planned outputs/outcomes of the project. Rantoul has a strong administrative staff with a history of managing a mix of state and federal grant programs.

## **THRESHOLD CRITERIA**

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### **1. Applicant Eligibility**

The Village of Rantoul is an incorporated municipality of the State of Illinois and has the authority to enter into a Cooperative Agreement with the United States Environmental Protection Agency.

### **2. Community Involvement**

Rantoul will endeavor to engage residents, business owners, and developers throughout the assessment grant. If US EPA grants funds to Rantoul, the Village will hold a two-week public comment period on the draft work plan and announce the availability of the plan through a press release to local media and through our Project Partners to ensure the information is available to the widest possible audience. As Rantoul moves forward with the assessment program, the Village and their selected Qualified Environmental Consultant will develop three fact sheets and hold three community meetings on the status of brownfields assessment activities at important junctures. Rantoul staff will post these fact sheets on the Village's website, distribute them at Village Hall, and mail them directly to our project partners and directly affected residents. Rantoul will hold at least six Brownfield Redevelopment Advisory Committee (BRAC) meetings throughout the project period to enable community oversight of the brownfields initiative. Social media will also be used to as a means to communicate and receive input. Rantoul's efforts for community engagement and participation will also include: newspaper advertisements regarding public meetings; informational meeting packets and announcements placed on the village website; and discussing the Assessment Grant progress and milestones at public meetings. Rantoul will be sure to include the targeted community and other stakeholders, including neighborhood organizations, citizens groups, property owners, lenders, business organizations and developers in the development and implementation of the Village's brownfields program. Community and neighborhood organizations, businesses and professional organizations, real estate professionals, financial institutions, economic development agencies and citizens will have the opportunity to express their concerns, identify their needs, and participate in the brownfields project as stakeholders. Since our proposal is community-wide, Rantoul's outreach efforts also will be community-wide, with extra emphasis on reaching members of the target area most directly affected by brownfields. Rantoul to ensuring that our outreach efforts describe project activities and progress in ways that are easily understood by residents who will most likely be unfamiliar with environmental and scientific terminology. In addition, translation services will be provided by those in our community who do not speak English. Rantoul will ensure that affected residents and neighborhoods are well informed and have an opportunity to have questions and concerns addressed, and have input into reuse planning for sites in their neighborhoods. Rantoul will utilize the County Health Department, a project partner, to assist at any time throughout the project to ensure that public health and welfare issues are adequately addressed. Rantoul is absolutely committed to ensuring that all environmental activities are conducted in a manner that is protective of sensitive populations and nearby residents.

### **3. Expenditure of Assessment Grant Funds**

Not Applicable. The Village of Rantoul does not have any open US EPA Brownfields Assessment grants.

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/03/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

### State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

Village of Rantoul, Illinois

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

0608603500000

### d. Address:

\* Street1:

333 S. Tanner Street

Street2:

\* City:

Rantoul

County/Parish:

\* State:

IL: Illinois

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

61866-0000

### e. Organizational Unit:

Department Name:

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Chris

Middle Name:

\* Last Name:

Milliken

Suffix:

Title: Urban Planning Manager

Organizational Affiliation:

\* Telephone Number:

217-892-6822

Fax Number:

\* Email:

cmilliken@village.rantoul.il.us

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-05

\* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Village of Rantoul, Illinois - FY2020 US EPA Brownfields Community-Wide Assessment Grant Application - \$300,000 Total Federal Request (\$200,000 Hazardous Substances and \$100,000 Petroleum)

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments



**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: